



## Legislation Details (With Text)

**File #:** ORD. 2022-028    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Adopted

**File created:** 12/8/2021    **In control:** City Council

**On agenda:** 2/22/2022    **Final action:** 2/28/2022

**Title:** To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6th District)

**Sponsors:** Mayor Stoney (By Request)

**Indexes:**

**Code sections:**

**Attachments:** 1. Ord. No. 2022-028, 2. Staff Report, 3. Application Form & Applicant's Report, 4. Surveys, 5. Map

Date	Ver.	Action By	Action	Result
2/28/2022	1	City Council	adopted	
2/22/2022	1	Planning Commission		
1/24/2022	1	City Council	introduced and referred	

To rezone the properties known as 601 Albany Avenue, 603 Albany Avenue, 600 Maury Street, and 610 Maury Street from the M-2 Heavy Industrial District to the TOD-1 Transit-Oriented Nodal District. (6<sup>th</sup> District)  
THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. That, as shown on the plat entitled “Plat Showing ALTA/ACSM Land Title Survey of 0.108 Acres Situated Along the Western Line of 6<sup>th</sup> Street between Maury Street and Albany Street,” prepared by Timmons Group, dated November 11, 2015, and last revised December 18, 2015, and on the survey entitled “ALTA/NSPS Land Title Survey of Five (5) Parcels Totaling 2.000 Acres of Land Situated on the South Side of Maury Street and the North Side of Albany Street between East 6<sup>th</sup> Street and East 7<sup>th</sup> Street, City of Richmond, Virginia,” prepared by Townes Site Engineering, and dated June 18, 2021, copies of which are attached to, incorporated into, and made a part of this ordinance, the following properties, with tax parcel numbers as shown in the 2022 records of the City Assessor, are excluded from the M-2 Heavy Industrial District and shall no longer be subject to the provisions of sections 30-454.1 through 30-454.6 of the Code of the City of Richmond (2020), as amended, and that the same are included in the TOD-1 Transit-

Oriented Nodal District and shall be subject to the provisions of sections 30-457.1 through 30-457.10 and all other applicable provisions of Chapter 30 of the Code of the City of Richmond (2020), as amended:

601 Albany Avenue	Tax Parcel No. S000-0221/002
603 Albany Avenue	Tax Parcel No. S000-0221/001
600 Maury Street	Tax Parcel No. S000-0221/003
610 Maury Street	Tax Parcel No. S000-0221/011

§ 2. This ordinance shall be in force and effect upon adoption.

### **O & R Request**

**DATE:** December 20, 2021

**EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor (By Request)  
(This in no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and  
Development Review

**RE:** To rezone the properties known as 600 and 610 Maury Street, and 601 and 603 Albany Avenue  
from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

**ORD. OR RES. No.**

**PURPOSE:** To rezone the properties known as 600 and 610 Maury Street, and 601 and 603 Albany Avenue  
from the M-2 Heavy Industrial District to the TOD-1 Transit Oriented Nodal District.

**REASON:** The applicant is requesting to rezone the property to the TOD 1 Transit Oriented Nodal District,  
which allows a greater range of uses and densities than the current M 2 Heavy Industrial District.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance,  
the City Planning Commission will review this request and make a recommendation to City Council. This item  
will be scheduled for consideration by the Commission at its February 21, 2022 meeting.

**BACKGROUND:** The properties, together, consist of approximately 83,009 SF, or 1.90 acres, of land. The  
properties are located on Maury Street in the Old Town Manchester Neighborhood between 6th and 7th Streets.

The City's Richmond 300 Master Plan designates these parcels as Destination Mixed Use. Such areas are  
defined as key gateways featuring prominent destinations, such as retail, sports venues, and large employers, as

well as housing and open space. Located at the convergence of several modes of transportation, including Pulse BRT or other planned transit improvements. This category is characterized by higher density, transit oriented development encouraged on vacant or underutilized sites.

**Primary Uses:** Retail/office/personal service, multifamily residential, cultural, and open space.

**Secondary Uses:** Institutional and government.

Currently, all adjacent properties are zoned the same M 2 Heavy Industrial, as well as some B-3, General Business District, and TOD-1, Transit Oriented Nodal District zones, in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$1,600 Application fee

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** January 24, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** February 28, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
February 21, 2022

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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